



31 Hillcott Avenue, Wynn Vale

## Versatile Family Living in a Prime Wynn Vale Location

Set in a sought-after pocket of Wynn Vale, this beautifully presented and generously proportioned family home delivers the space, flexibility and comfort today's growing families are searching for.

Offering 5 bedrooms or 4 and a study and multiple living zones, there's room here for everyone to spread out, relax and enjoy.




The large master suite is privately positioned and complete with its own ensuite, while all bedrooms feature built-in robes, making everyday family living easy and practical.

At the heart of the home sits a large timber kitchen with ample cupboard space and up graded appliances, perfectly positioned to service both casual meals and entertaining.

Step outside and you'll love the fantastic pitched undercover entertaining area - ideal for weekend BBQ's, family gatherings or simply unwinding at the end of the day.

Features you'll love

- Five bedrooms

5  2  2 

**FOR SALE**

\$1,070,000 - \$1,170,000

**VIEW**

Sat 23rd May @ 11:00AM - 11:30AM

**AGENTS**

Craig Ricciuto  
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Carla Doecke  
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**AGENCY**

LJ Hooker Property Specialists  
(08) 8289 6660

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Master bedroom with ensuite
- Built-in robes in all bedrooms
- Two spacious living areas
- Secure carport parking
- Low maintenance gardens
- Excellent outdoor entertainment area
- Secure roller shutters with tinted windows

Conveniently located with easy access to public transport and close to quality schooling including Pedare Christian College and St Francis Xavier's School and the ever popular Wynn Vale Dam. This is a fantastic opportunity to secure space, comfort and lifestyle in a well-established neighborhood!

A home designed for Family living and entertaining - ready for its next chapter.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.  
RLA 208516

## MORE DETAILS

Property ID	2D7EGJU
Property Type	House
House Size	210 m2
Land Area	520 m2
Including	Ducted Heating Evaporative Cooling

### Craig Ricciuto 0417 806 329

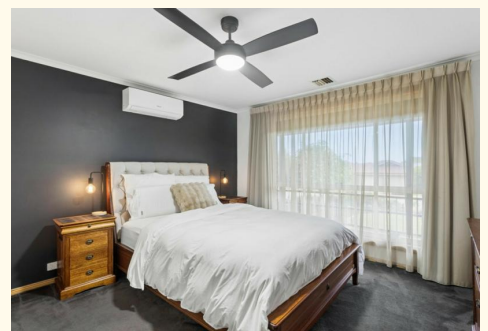
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## HILLCOTT AVENUE

SITE PLAN  
(NOT TO SCALE)

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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